

Denton County
Juli Luke
County Clerk

Instrument Number: 176633

ERecordings-RP

CERTIFICATE

Recorded On: September 27, 2021 11:04 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 176633
Receipt Number: 20210927000277
Recorded Date/Time: September 27, 2021 11:04 AM
User: Darcey B
Station: Station 21

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THE STATE OF TEXAS §

§

COUNTY OF DENTON §

**STEWART PENINSULA SOUTHSORE
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**
As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is control by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Stewart Peninsula Southshore is a phased addition to the City of The Colony, Denton, County, Texas.

The plat for Phase 1 was filed on October 19, 1994, Document No. 94-R0079812, Cabinet K, Page 339, Real Property Records of Denton County, Texas.

The plat for Phase 2 was filed on October 20, 1995, Document No. 95-R0066262, Cabinet L, Page 314, real property records of Denton County, Texas

- 2. DECLARATION INFORMATION:** Lots in Stewart Peninsula Southshore are subject to the Declaration of Covenants and Restrictions recorded on November 16, 1994, as Document No. 085840 in the Real Property Records of Denton County, Texas.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Stewart Peninsula Southshore Homeowners Association, Inc.

- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

<i>clo</i> Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: www.townsq.io
McKinney, TX 75070	Resales Certificates: www.homewisedocs.com
	Email: manager@tscmanagement.com

- 5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

Resale Certificate:	\$300.00
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Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Pool Assessment (Optional)	\$500 Upfront (\$140 semi-annual)

DATED: August 17, 2021

**STEWART PENINSULA SOUTHSORE
HOMEOWNERS ASSOCIATION, INC.**
a Texas Property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC
a Texas corporation, its managing agent

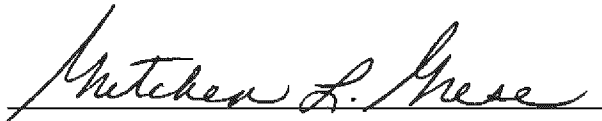
By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
§
COUNTY OF COLLIN §**

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 22nd day of September, 2021.



**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

AFTER RECORDING PLEASE RETURN TO:
Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

